

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 12, 1967

Appeal No. 9299 Donald S. Nash, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 19, 1967.

EFFECTIVE DATE OF ORDER - Feb. 7, 1968

ORDERED:

That the appeal for permisison to establish a parking lot at the northwest corner of 12th and L Streets, NW., lot 42, and 43, square 283, be conditionally granted.

FINDINGS OF FACT:

(1) The subject premises ia a corner lot located in an SP District.

(2) The Board inspected the subject property on July 10, 1967 and found the property to be improved with three story and basement brick structures.

(3) The property is being acquired by the Washington Daily News.

(4) It is proposed to raze the existing structures and provide a parking lot for employees of the newspaper.

(5) The representative of the newspaper indicated that the parking lot will only be a temporary use of the property. It is anticipated that other properties will be acquired and later an office building with garage will be constructed. However, no plans are certain at this time.

(6) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(7) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- (a) The use of the lot shall be restricted to employees of the Washington Daily News.
- (b) The subject property shall be brought down to the sidewalk grade on both 12th Street and L Street.
- (c) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (e) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (f) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping approved by the Board shall be established and planted and shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (g) No other use shall be conducted from or upon the premises and no structure shall be erected or used upon the premises without approval by the Board.

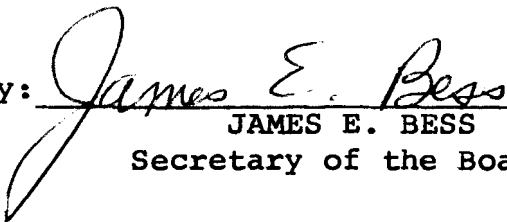
- (h) Any lighting used to illuminate the parking lot shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 12, 1967

Appeal No. 9299 Donald S. Nash, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following amendment to the Order in this appeal was entered by the Board at its meeting on March 26, 1968.

EFFECTIVE DATE OF AMENDMENT - April 12, 1968

ORDERED:

That the Order of February 7, 1968 conditionally granting the appeal for permission to establish a parking lot at the northwest corner of 12th and L Streets, NW., lots 42 and 43, square 283, is amended as follows:

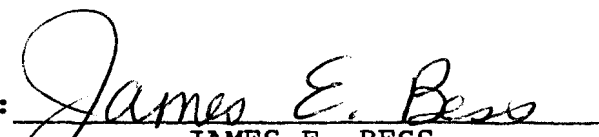
That condition (d) be deleted from the Order and the following be substituted therefor:

Appellant shall install bumper stops on all sides of the parking lot and such stops shall be located three (3) feet from all lot lines.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board